



braywick
house
west

Windsor Road, Maidenhead
Berkshire SL6 2DN



Second floor offices available with suites
from 680 sq ft (63 sq m) to 1,383 sq ft (128 sq m)
To Let on flexible terms
with immediate occupation



Windsor Road
Maidenhead
Berkshire
SL6 2DN

Location

Braywick House West is located adjacent to Junction 8/9 of the M4 and approx. 1 mile from the town centre. Maidenhead lies in the county of Berkshire some 26 miles west of central London and some 12 miles east of Reading in the heart of the Thames Valley. The M4 motorway passes immediately to the south of the town with Junction 8/9 providing direct access.



The M4/M25 interchange is approximately 10 miles to the east with the A404 (M) dual carriageway link to the M40 providing alternative access.

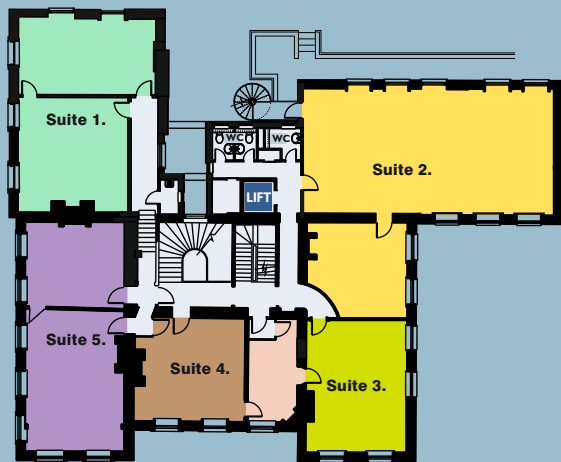
The town is served by a frequent train service to London (Paddington) with a fastest journey time of some 26 minutes.



Description

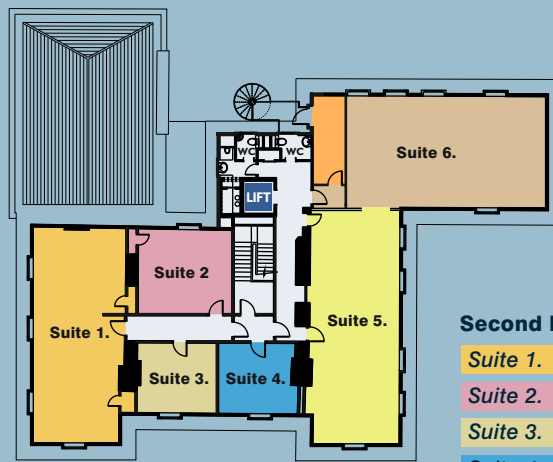
Braywick House West is an attractive Grade II listed mansion house arranged on lower ground, ground and two upper floors. The whole building has been refurbished retaining many of the original features to provide good quality offices. The building stands in mature landscaped grounds of c. 5 acres.





First Floor Areas

Suite 1.	LET
Suite 2.	LET
Suite 3.	LET
Suite 4.	LET
Suite 5.	LET
Breakout	



Second Floor Areas

Suite 1.	LET
Suite 2.	LET
Suite 3.	LET
Suite 4.	meeting room
Suite 5.	680 sq ft
Suite 6.	703 sq ft
Breakout	
Total approx. 1,383 sq ft	

Amenities

- Gas fired central heating
- Mature landscaped grounds
- Powered floor boxes
- Automatic passenger lift
- Communal meeting room
- On site car parking
- Communal Kitchens
- Entry phone system



braywick
house
west

Windsor Road
Maidenhead
Berkshire
SL6 2DN



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

84 This is how energy efficient the building is.

Terms

The offices are available on flexible lease terms to be agreed. Full details including Business Rates and Service Charge available upon application.

Jennifer Lamb:
JhLamb@lsh.co.uk

**Lambert
Smith
Hampton**

01628 676 001

Disclaimer: Lambert Smith Hampton Group Limited (LSH) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: I) these particulars are given without responsibility of LSH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of LSH has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; V) LSH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. June 2018